

**ORDINANCE NO. 20080327-060**

**AN ORDINANCE AMENDING CHAPTER 25-12, ARTICLE 11 (RESIDENTIAL CODE) OF THE CITY CODE TO AMEND REGULATIONS REGARDING QUALIFICATIONS FOR RESIDENTIAL INSPECTORS AND REQUIREMENTS FOR EXTERIOR WALLS; AMENDING CHAPTER 25-12, ARTICLE 6 (PLUMBING CODE) REGARDING PERMITTING AND INSPECTIONS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Section 25-12-241 (*Residential Code*) is amended to repeal and replace Subsection (B) to read:

- (B) The following provisions of the 2006 International Residential Code are deleted:

Section R103	Section R112	Section R602.8
Section 105.2	Section R301.2.4	Section R602.8.1
Section R105.3.1.1	Table R301.2(1)	Section R602.8.1.1
Section R105.3.2	Section R302	Section R702.6
Section 105.5	Section R302.1	Section M1305.1.3
Section R106.1.3	Table R302.1	Section M1305.1.3.1
Section R109.1.3	Section R309.5	Section M2201.6
Section R110.3	Section R324	Part IV
Part VI	Part VII	Part VIII

**PART 3.** Section 25-12-243 (*Local Amendments to the Residential Code*) of the City Code is amended to add the following sections:

**R109.3.1 Qualified city inspectors.** City inspectors who perform inspections under this Code must meet the following qualifications:

1. All residential inspectors must:
  - (a) be an employee of the City;
  - (b) maintain a current plumbing license issued by the State Board of Plumbing Examiners; and
  - (c) no later than one year after the date of hire, obtain and thereafter maintain, plumbing inspector and energy certifications under the certification program established by the International Code

Conference or International Association of Plumbing and Mechanical Officials.

2. In addition to meeting the requirements in Section R109.3.1(1), the chief residential inspector must have at least ten years of experience as a licensed plumbing inspector, or equivalent experience, at least three years of which must be in a responsible supervisory capacity.

**Exception:** Five years of craft experience may be substituted for five years of inspection experience.

## **SECTION R302 EXTERIOR WALLS**

**R302.1 Exterior wall location.** Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections beyond the exterior wall shall not extend more than 12 inches into areas where openings are prohibited.

### **Exceptions:**

1. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall projection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
2. Detached garages accessory to a dwelling located within 2 feet of a lot line are permitted to have roof eave projections not exceeding 4 inches.
3. Foundation vents installed in compliance with this code are permitted.

**R302.2 Non-combustible material terminations.** A dryer vent termination shall be made of non-combustible materials, and penetrations shall be installed in compliance with the requirements in Table R302.1 and Section R317.3.1. A plumbing cleanout termination shall be made of non-combustible materials and comply with Table R302.1 and all other applicable requirements of City Code.

**R302.3 Single-family attached.** Units that are joined together by means of an approved non-combustible structural component shall maintain at least 6 feet between the two structures and shall comply with Table R302.1 and all other applicable requirements of City Code.

**R302.4 Radiant exposure protection assembly design.** Design assemblies for single and duplex family dwellings shall comply with this section and serve as radiant energy barriers.

1. Exterior surfaces, including siding, soffits, and trim materials, shall be of non-combustible materials such as masonry/brick or cement fiberboard (e.g. Hardi-Siding®).
2. The underlayment for the exterior masonry or siding shall be Type X fire rated exterior grade gypsum wallboard
3. Windows shall be dual pane low "E" glazing.
4. Doors shall be solid core doors and door panes when provided shall be dual pane low "E" glazing.
5. Dryer vents and hose bibs shall be permitted, but dryer vent tubing shall not be installed in direct contact with wood framing members.

**Table R302.1**  
**Exterior Walls and Soffits**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANT RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Radiant assembly)	Radiant exposure	3 feet
	(Not fire-resistance rated)	0 hours	5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	2 feet
	(Radiant assembly)	Radiant exposure	3 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings	Not allowed	N/A	< 3 feet
	25% Maximum of Wall Area	Radiant exposure	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R317.3	< 5 feet
		None required	5 feet

N/A = Not Applicable

**PART 4.** Section 25-12-153 (*Local Amendments to the Plumbing Code*) is amended to delete the following section:

Section 103.1.5 (*Booklet Permit Program*)

**PART 5.** Section 25-12-153 (*Local Amendments to the Plumbing Code*) is amended to amend the following section:

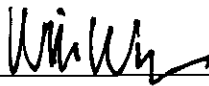
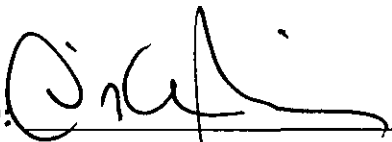
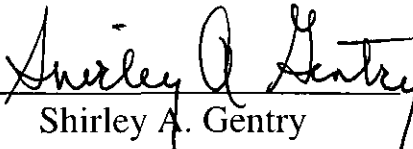
**103.1.4 [103.1.5] Special Inspections Program.** The building official may establish by rule an inspection program of plumbing components identified in this section in buildings within the zoning jurisdiction of the City and outside of the zoning jurisdiction under agreement with a municipal utility district or where the City provides water or wastewater service of the City. Under the program, the building official shall inspect work performed under one out of five of the applications submitted.

The special inspection program applies to the replacement of an existing:

- (1) hot water heater not exceeding 100 gallons or 75,000 BTUs; and
- (2) backflow device.

**PART 6.** This ordinance takes effect on April 7, 2008.

**PASSED AND APPROVED**

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<u>March 27</u> , 2008		<u></u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk